



Cluster 4 is unique among all Clusters in the City of Detroit. Its character is defined not only by its significant and diverse residential community, but also by the thriving day population that is derived from the strong business and educational districts. While the majority of job centers and the neighborhood commercial is represented in areas such as the CBD, the Cultural Center/Wayne State University area, New Center, and the Riverfront, additional employment and commercial activity is present on streets throughout the Cluster. Also significant is the number of visitors to the area who enjoy its theatres, restaurants, and entertainment facilities.

The actual number of residents in Cluster 4 is 78,527 according to the 1990 U.S. Census. This compares with an estimated 150,000 employees, over 30,000 University students, over 1 million annual visitors to the Cultural Center institutions and entertainment venues, and a large number of patients and visitors to the Medical Center.

Cluster 4 is characterized by a large number historic properties, as well as vacant buildings and lots. The majority of national and locally designated historic districts are located within the Cluster. The homes within and many of those outside of the designated districts are of a unique architectural quality and are highly valued by the residential community. The community feels that any future development within Cluster 4 needs to consider this very fine built environment.

Finally, the vacant buildings are largely non-residential, are located in the CBD, the historic industrial area centered on Piquette Street, and the Riverfront, and are the victims of economic obsolescence. As with other Clusters, there are also a number of residences that are vacant. While vacant lots are apparent throughout the Cluster, Cluster 4 contains the majority of the formally designated urban renewal districts. These under utilized buildings and lots offer an opportunity for economic development.

The following is a brief description of each focus group and the group's top three objectives according to Cluster 4 residents. A summary map depicting land use recommendations is included in this section. More detailed maps are included in the "Recommendations" section.

## Cluster 4 Executive Summary

## **Housing**

A great number of Cluster 4 residents are single, poor, and older. In order to support this type of population, Cluster 4 contains several public housing developments and a large number of social service support programs.

New housing developments are being planned and built, many of them in the context of designated urban renewal districts. In addition, there is a movement to rehabilitate homes and commercial buildings for mixed-uses including, retail and lofts. The Cluster contains a large number of historic homes, churches and districts that act as assets to the community.

### ***Goal Statement***

Preserve and improve neighborhoods. Provide a cross-section of housing opportunities which are consistent with the character of the surrounding community

### ***Objectives***

1. Provide quality affordable housing.
2. Create, publish, adopt and disseminate a city-wide, Comprehensive Housing Preservation Strategy which focuses on preventing housing deterioration through aggressive code enforcement, financial assistance to low-income homeowners, and a method of reducing the time for tax foreclosed housing to revert to the City and then to new homeowners.
3. Encourage major institutions to participate in housing development by increasing the level of financial commitment for developing housing.

## **Youth Development**

Within Cluster 4, many well-known and respected educational facilities at various levels are available to the area's young people. A number of social service organizations and youth programs are also available. Still, the high number school drop outs and a lack of positive involvement in the community remain important issues for the Cluster 4 residents.

### ***Goal Statement***

Improve the quality of education and services for children and youth through increased community involvement.

### ***Objectives***

1. Make neighborhood schools accessible as full-time educational, recreational, and information resource centers for their communities.
2. Identify opportunities and secure funding for institutions, agencies, schools, day-care centers, businesses and other community outlets to provide ongoing, quality programs and services for children and youth in a community-friendly manner.
3. Create opportunities for each youth to experience sustained relationships with caring adults in life skills including parenting, relationships, sex education, communication, problem-solving and money management.

## **Job Centers**

The major business and commercial districts are already well-established and are located primarily in the Central Business District, the Detroit riverfront, the Cultural Center, and the New Center. They create a solid economic base and foster new business growth.

Cluster 4 contains a portion of the Empowerment Zone and a Renaissance Zone, strong assets in the creation of new businesses and employment. It also holds the greatest concentration of training facilities in the City. The potential for future job growth is strong given the profile of industry and occupations present in the Cluster.

**Goal Statement**

Support and enhance the economic base of the cluster.

**Objectives**

1. Eliminate "red tape" and streamline the City's development processing to facilitate the creation of jobs through new construction and building rehabilitation.
2. Mandate that a document be created, published and disseminated identifying and outlining the City's economic and job creation/training development entities, corporations and organizations, including their roles and responsibilities.
3. Revise current taxing structure, which is a disincentive to business.

**Neighborhood Commercial**

Because of the Cluster's high commuter workforce population, the area has unique commercial needs. The majority of retail services are offered in the New Center area and within the Renaissance Center. However, many commercial facilities are enclosed in the Medical Center, Wayne State University and office buildings, hidden to the general public and only open during regular office hours. Greater commercial expansion is needed to accommodate both the workforce and the residents of the Cluster.

**Goal Statement**

Create an environment which encourages the development of strong commercial areas.

**Objectives**

1. Support micro and small-business development in the effort to expand commercial diversity in neighborhoods.
2. Support Government Center Complex concept as currently proposed.
3. Encourage the creation of jobs in occupational high growth fields.

**Transportation**

Transportation is also greatly affected by the change from day to night population. Buses, automobiles, and trains all travel through Cluster 4. Yet, the majority of traffic is created by commuters. Many residents do not own cars and rely strictly on the busing system. This is a problem because many of the job opportunities are available elsewhere within the metropolitan area.

**Goal Statement**

Facilitate movement and create connections within the Cluster, the City, and to other areas throughout southeast Michigan.

**Objectives**

1. Strongly encourage the merger of DDOT and SMART to facilitate inter-regional travel and to improve the conditions, routing, scheduling, access and maintenance of bus service to decrease travel time.
2. Develop alternative means of transportation.
3. Institute an attraction transportation shuttle to link the entertainment and tourist venues along the Woodward corridor and the Jefferson Avenue/East Riverfront.

**Special Issues**

Theatres, restaurants, museums, and sports and recreational facilities already draw visitors from the entire Metro area. The incoming stadiums and casinos also promise an increase in the number of visitors and revenue. The creation of a 24-hour city would benefit visitors, creating a wide variety of entertainment, and more importantly, residents, providing them with increased services, economic support, and overall improvement in the quality of life. It is important that

the benefits of this entertainment based economy remain in the community and result in creating a quality living environment.

**Goal Statement**

Encourage the Development and support of cultural and entertainment centers within the Cluster.

*Objectives*

1. Create a 24-hour city.
2. Create pedestrian friendly street in cultural area as well as on all of Woodward.
3. Integrate neighborhood entertainment and cultural opportunities into existing and future development facilities.

**Goal Statement**

Use casino revenues to fully benefit the residents and youth of the City of Detroit.

*Objective*

1. Strongly require that no less than one-third of the "guaranteed" revenues to be provided to the City annually from the casinos be used for: low interest home repair and improvement loans; home buyers club and low interest mortgages; youth development, recreation and education; grants for non-profit development organizations or low income families for housing rehabilitation and infill construction.

**Goal Statement**

Involve more segments of the community in creating quality living environments.

*Objectives*

1. Improve infrastructures streets, lighting, public utilities, and public facilities.
2. Encourage partnerships (including public and private partnerships) that build and rebuild housing and commercial development.
3. Give neighborhood residents priority in purchasing adjacent lots within the perimeters of an adopted neighborhood plan or with neighborhood consensus.